

TAB

PRELIMINARY MASTER PLAN

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Preliminary Master Plan Parameters

Basic parameters include personnel levels and space utilized in 1972 and assumes total personnel levels and total quantity of space occupied would essentially remain the same for the future. It also assumes that additional land to the south of the Headquarters compound would be acquired to supplement the Headquarters site for a portion of our proposed new facilities. The Preliminary Master Plan is a conceptual scheme involving no specific engineering analysis and exhibiting a configuration of buildings, space, people, parking, and organizations whose component locations and organizational relationships were assumed to be logical and acceptable.

Preliminary Master Plan Concept

The Preliminary Master Plan conceives three major building complexes, ^{plus} a service and maintenance complex, a visitor center complex, and a series of parking structures on the expanded Headquarters site. As shown on the sketch in the Attachment, the existing Headquarters Building is one complex, a second complex including the Printing Services Building is located on newly acquired Agency land north of the West Parking Lot, a third complex displaces a major portion of the South Parking Lot, and the visitor center complex is located on adjacent property next to Route 123. The Maintenance-Services complex would consist of the powerhouse, garage, hammermill, maintenance shops, and storage facilities.

Functional and Organizational Configuration

A study of the Preliminary Master Plan Sketch and the Organization Fact Sheet provides a cross reference of proposed functional and organizational configuration in the two new proposed major complexes as follows:

Northwest Complex

Buildings "D" were intended to essentially include all Headquarters Building and external building DDS&T office and special purpose space and all other component special purpose space presently located in external buildings and Headquarters Building. It was assumed that the communications center and related personnel space would remain in the Headquarters Building.

Buildings "E" and a two-story vertical addition to the PSD Building (Expansion B) were intended to provide for major storage and files requirements, and two stories of standard office space for unidentified occupants in order to relieve the excessively high density occupancy conditions of components in Headquarters Building.

South Complex

Buildings "H" were intended to house OTR and all DDA components except DDA special purpose functions and Directorate front offices and staffs.

Headquarters Building Complex

It was intended to consolidate all DDO and DDI components from external buildings into space evacuated in Headquarters

Building (Building A). All Directorate front offices and staffs were planned to remain in Headquarters Building. Remaining open areas would be occupied by the Map Library Collection, other bulk file and storage functions, unique multi-purpose conference and exhibit facilities, and small maintenance and services areas for GSA staging needs in Headquarters Building.

Maintenance and Service Complex

Buildings "F" were proposed to house primary GSA shops, bulk construction materials storage, and storage of building maintenance and operations supplies and equipment. Other buildings included in this complex are the Garage (Building G), Hammermill (Building J), and the Powerhouse (Building C).

Visitor Center Complex

Building "I" would be located on the far south end of adjacent property near Route 123 and would serve as a non-secure visitor reception center.

Parking Structures

Buildings P1 and P2 contain several levels of structured parking.

Tunnels

Multi-use utilities and pedestrian tunnels would be provided between the various major building complexes and Headquarters Building.

ORGANIZATIONAL FACT SHEET

PRELIMINARY MASTER PLAN

Square Footage - Proposed

DDS&T	188,000 sq. ft. gross
TSD	<u>166,000</u> sq. ft. gross
Bldg. "D"	354,000 sq. ft. gross
 PSD Addition	
Bldg. "E"	160,000 sq. ft. gross
 GSA Shops	
Bldg. "F"	50,000 sq. ft. gross
 Garage	
Bldg. "G"	17,000 sq. ft. gross
 DDA	233,000 sq. ft. gross
OTR	<u>123,000</u> sq. ft. gross
Bldg. "H"	356,000 sq. ft. gross
 EOD/Reception	
Bldg. "I"	30,000 sq. ft. gross
 Hammermill	
Bldg. "J"	1,000 sq. ft. gross
 Total square footage proposed	968,000 sq. ft. gross

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PRELIMINARY MASTER PLAN CENTRAL INTELLIGENCE AGENCY

PROPOSED SITE DEVELOPMENT PLAN

scale 1" = 200'

